

Kylie Bagley

From: Meggan Herington
Sent: Wednesday, June 5, 2024 2:12 PM
To: Karen & Stan Lawrie
Cc: Kylie Bagley
Subject: RE: Monument Ridge East Proposed Development

Thank you Karen and Stan, we appreciate your comments. The Planning Commission and Board of County Commissioners will have the final decision on this development request. Staff will make sure that your comments are provided to the decision makers.

Meggan



Meggan Herington, AICP
Executive Director
El Paso County Planning and Community Development
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From: Karen & Stan Lawrie <sklawrie@yahoo.com>
Sent: Wednesday, June 5, 2024 1:19 PM
To: Meggan Herington <MegganHerington@elpasoco.com>
Subject: Monument Ridge East Proposed Development

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Ms Herington,

I am writing in regards to the proposed development of Monument Ridge East. My family is very concerned about potential issues to our community, wildlife and natural habitats if this development and zoning change requests are approved.

We live in unincorporated El Paso County, just outside of the town of Monument in a small subdivision of Arrowwood III. Our subdivision is comprised of 2.5 acre lots all with wells providing water to our homes. While we are a small community, the concern of the groundwater not being adequate to support our homes is becoming more and more a concern. Our neighboring subdivisions, Kings Deer and Woodmoor, which are both close to the proposed Monument Ridge East, have implemented water restrictions due to this rising concern about the water supply.

My question is, why would El Paso County approved a high density housing development project of Monument Ridge East, with this increasingly worrisome concern that there is enough water to sustain the current population of homes, much less another large influx of families who will live in Monument

Ridge East? If our wells dry up, all of the families in our subdivision, some who have lived here for more than 30 years, will be faced with astronomical costs to find a water source for our houses. Why would the county commissioners approve a development project knowing that the water is already becoming scarce, and then put all of our houses at risk of not having enough water?

Additionally, we are concerned that the proposed development of Monument Ridge East is not consistent with the character of the surrounding community. The developer proposes to cut all of the trees and the prairie grasses and wetlands, which support a population of wildlife, such as deer, coyotes, elk, bobcats, bears, prairie dogs, etc. Not to mention the birds and the endangered Preble Mouse and soon to be added Tri-color Bat. Once their habitats are destroyed, the options become more and more limited for their survival. Changing the zoning to allow dense housing development makes this development completely out of line in the surrounding communities. The developer who purchased the land parcel knew what the zoning restrictions were when they made the purchase and should NOT be allowed to pressure zoning changes just to make a profit. The developers do not care about the knock on effects of destroying precious wildlife habitats, natural resources such as trees, stressing water reserves, schools, roads and community services such as fire and police.

Please do not approve any changes to the zoning for Monument Ridge East development. Once the natural habitats and preservation of our unique community are destroyed with over development, it can't be changed.

Thank you for your time.
Sincerely,
Karen and Stan Lawrie